PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.8 (211.2) to permit a 12.5 ft. front or side setback in lieu of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Additional storage room.

2. Protect our car from the weather.

3. Increase the resale value of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): Patrick Louis Varricchio (Type or Print Name) Retrick Town Varnatur Diane Elizabeth Varricchio Diane Elizabeth Varricchio City and State Attorney for Petitioner: 4 Kilkea Court 256-2834 (Type or Print Name) _Baltimore, Maryland 21236____ Name, address and phone number of legal owner, con-Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this ____l2th_____ day June

RE: PETITION FOR VARIANCE NW/S Kilkea Ct., 135' Rd. (4 Kilkea Ct.)

: BEFCRE THE ZONING COMMISSIONER NE of the C/L of Ebenezer llth District

PATRICK L. VARRICCHIO. et ux, Petitioners

: Case No. 86-513-A ::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Patrick L. Varricchio, 4 Kilkea Ct., Baltimore, MD 21236, Petitioners.

IN RE: PETITION FOR ZONING VARIANCE NW/S of Kilkea Court, 135' NE of the c/l of Ebenezer Road * (4 Kilkea Court)

BEFORE THE DEPUTY LONI.. COMMISSIONER OF BALTIMORE COUNTY Case No. 86-513-A

Patrick Louis Varricchio Petitioner * * * * * * * * *

The Petitioner herein requests a variance to permit a 12.5-foot front or side setback in lieu of the required 25 feet.

Testimony by the Petitioner indicated the existing dwelling is one foot from the setback line. The Petitioner is proposing construction of a single story, 15' x 29.5' attached garage with the same roof line as the existing dwelling. There is no other possible location for an attached garage. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25 lh day of June, 1986, that the herein request for a variance to prmit a 12.5-foot front or side setback in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, is GRANTED, from and after ate of this Order.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

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JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 10, 1986

Mr. Patrick L. Varricchio Mrs. Diane E. Varricchio 4 Kilkea Court Baltimore, Maryland 21236

> RE: PETITION FOR ZONING VARIANCE NW/S of Kilkea Ct., 135' NE of the c/l of Ebenezer Rd. (4 Kilkea Ct.) 11th Election District Patrick Louis Varricchio, et ux - Petitioners Case No. 86-513-A

Dear Mr. and Mrs. Varricchio:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself. Please make the check payable to Baltimore County, Maryland, and remit

BALTIMORE COUNTY, MARYLAND No. 021744 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT R-01-615-000 SIGN & POST RETURNED AMOUNT \$ 61.40 Patrick L. Varricchio, 4 Kilkea Ct., Baltimore, Md. 21236 Advertising & Posting re Case #36-513-A

.8 8692*****6,40:a 8174F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

CO

June 25, 1986

Mr. Patrick Louis Varricchio 4 Kilkea Court Baltimore, Maryland 21236

> RE: Petition for Zoning Variance NW/S of Kilkea Court, 135' NE of the C/L of Ebenezer Road Case No. 86-513-A 11th Election District

Dear Mr. Varricchio:

I have this date passed my Order in the above captioned matter in

Very truly yours, JEAN M. H. JUNG / Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE 11th Election District Case No. 86-513-A LOCATION: Northwest side Kilkea Court, 135 feet Northeast of the Centertine of Ebenezer Road (4 Kilkea Court)
DATE AND TIME: Tuesday, Jun 17, 1986, at 10:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesspeake Avenue, Towson, The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition Zoning Variance to permit a 12.5 foot front or side yard setback in light of the required 25 feet lieu of the required 25 feet.

Being the property of Patrick L. Varricchio, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is In the event that this Petition(s) is granted, a building permit gray be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

> THE JEFFERSONIAN. 18 Venetarli Cost of Advertising

24.75

Petition For Zoning Variance 11th Election District Case No. 86-518-A LOCATION: Northwest Side of Kil-

kea Court, 135 feet Northeast of the Centerline of Ebenezer Road (4 Kilkea DATE AND TIME: Tuesday, June 17, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Patition for Zoning Variance to per-mit a 12.5 foot front or side yard setback in lieu of the required 25 feet.

Being the property of Patrick L.

Varricchio et ux, as shown on plat

plan filed with the Zoning Office.

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May a provide the rank permit terms in the period for any content against the period for any content against the period for any content again. ing title period for thod came so we... ing by the date of the hearing set above Zoning Commissioner of Beltimore County

Qe Times

This is to Certify, That the annexed Reg L 89468

was inserted in Times, a newspaper printed and published in Baltimore County, once in each ___ successive

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-513-A

Date of Posting 5/22/86 Posted for: Vaning 4 Petitioner: Patrick L. Parricchip, alar Location of property: NW/S NINO CT., 135' NE/Ebonez-Rd. H Nilkes Court Location of Signer Factory Kilker Ct, Deparent 15 For too dway on Importy Date of return: 5725/86

PETITION FOR ZONING VARIANCE

77 6

11th Election District Case No. 86-513-A

LOCATION: Northwest Side of Kilkea Court, 135 feet Northeast of the Centerline of Ebenezer Road (4 Kilkea Court)

DATE AND TIME: Tuesday, June 17, 1986, at 10:00 a.m.

Towson, Maryland

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a 12.5 foot front or side yard setback in lieu of the required 25 feet

Being the property of <u>Patrick L. Varricchio, et ux</u>, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER

ZONING DESCRIPTION

Beginning on the NW/S of Kilkea Ct. 135 ft. NE of the centerline of Ebenezer Road. Being Lot #2, Block A, Sect.1 Silvergate Village Book 33, Folio 25, in the 11th. Election District. Containing 12,122 Sq. Ft.. Also Known as #4 Kilkea Ct.

Mr. Patrick L. Varricchio Mrs. Diane E. Varricchio 4 Kilkea Court

May 16, 1986

Baltimore, Maryland 21236

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NW/S of Kilkea Ct., 135' NE of the c/l of Ebenezer Rd. (4 Kilkea Ct.)

11th Election District Patrick Louis Varricchio, et ux - Petitioners
TIME: 10:00 a.m. Case No. 85-513-A

DATE: ___ Tuesday, June 17,1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 019922

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 4/16/80

B 8165******\$500:0 317%F

ing, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Agning Commissioner Date _____May. 28, 1986-----Norman L. Gerber, AICP, Director

FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1986.

Petitioner Patrick L. Varricchio, et uneceived by: James E. Dyer Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR. DIRECTOR

Patrick L. Varricchio, et ux NW/S Kilkea Court, 135 feet NE of c/l of Ebenezer Road

Districts APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two Fits of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect

3. All Use Groups except R-4 Single Family Detached Duellings require a minimum of 1 hour fire raying for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-O to en interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _______
County Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans mbxll show the correct elevations above sea level for the lot and the finish floor levels including basement.

G. Commenter Comply with Section R-210 of the one and two family code for separation between garage and dwelling.

K. These approviated comments weflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111

By: C. E. Burnham, Chief
Building Plans Review

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 29, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS Pureau of

Engineering

Department of Traffic Engineering

Zoning Administration

Industrial Development

Mr. & Mrs. Patrick L. Varricchio 4 Kilkea Court Baltimore, Maryland 21236

> RE: Item No. 390 - Case No. 86-513-A Petitioner - Patrick L. Varricchio, et ux Variance Petition

Dear Mr. & Mrs. Varricchio:

State Roads Commission Bureau of Fire Prevention Health Department Project Planning **Building Department** Board of Education

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Zoning Plans Advisory Committee

JED:bsc Fnclosures

103379 Plat showing property known as # 4 Kilkea Ct., Baltimore Co., Maryland. Also being known as Lot 2, Block A, as shown on a Plat entitled "Section 1, Silvergate Village", which Plat is recorded among the Land Records of Baltimore County in Plat Book 33 folio 25.

PLAT FOR ZONING VARIANCE OWNER! PATRICK L. VARRICCHIO DISTRICT : 11TH

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11/4 miles E of BELAIRRS. AND EBBNEZER. BEL AIR RD

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DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 NORMAN E. GEADER DIRECTOR

Mr. Arnold Jublem Zaming Commissioner County Office Building Towson, Maryland 21204

cc: James Hoswell

MAY 21, 1986

Re: Zoning Advisory Meeting of APRIL 29, 1986

Itan : 390
Property Owner: PATRICK L. VARRICCHIO,

Dear Mr. Jablon:

WW/S KILKER CT. 135 NE OF

The Division of Current Planning and Development has reviewed the subject applicable.

There are no site planning factors requiring comment.

[A County Review Group Meeting is required.)A County Review Group meeting was neld and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfictory.
Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodolain is prohibited under the provisions of Section 22-93 of the Development

Regulations.

()Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

()The amended Development Plan was approved by the Planning Soard

)Landscaping: Must comply with dailinore County Landscape Manual.)The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

> Eucone A. Bober Chiff, Current Planning and Development



PAUL H. REINCKE CHIEF

Mr. Arnold Jablon **Regional Commissioner** Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Patrick L. Varricchio, et ux

NW/S Kilkea Ct., 135 ft. NE of centerline of Ebenezer Rd.

Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Item No.:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments, at this time

Fire Prevention Bureau Special Inspection Division

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Additional storage room.

2. Protect our car from the weather.

3. Increase the resale value of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): Patrick Louis Varricchio (Type or Print Name) Retrick Town Varnatur Diane Elizabeth Varricchio Diane Elizabeth Varricchio City and State Attorney for Petitioner: 4 Kilkea Court 256-2834 (Type or Print Name) _Baltimore, Maryland 21236____ Name, address and phone number of legal owner, con-Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this ____l2th_____ day June

RE: PETITION FOR VARIANCE NW/S Kilkea Ct., 135' Rd. (4 Kilkea Ct.)

: BEFCRE THE ZONING COMMISSIONER NE of the C/L of Ebenezer llth District

PATRICK L. VARRICCHIO. et ux, Petitioners

: Case No. 86-513-A ::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Patrick L. Varricchio, 4 Kilkea Ct., Baltimore, MD 21236, Petitioners.

IN RE: PETITION FOR ZONING VARIANCE NW/S of Kilkea Court, 135' NE of the c/l of Ebenezer Road * (4 Kilkea Court)

BEFORE THE DEPUTY LONI.. COMMISSIONER OF BALTIMORE COUNTY Case No. 86-513-A

Patrick Louis Varricchio Petitioner * * * * * * * * *

The Petitioner herein requests a variance to permit a 12.5-foot front or side setback in lieu of the required 25 feet.

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After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25 lh day of June, 1986, that the herein request for a variance to prmit a 12.5-foot front or side setback in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, is GRANTED, from and after ate of this Order.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

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JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 10, 1986

Mr. Patrick L. Varricchio Mrs. Diane E. Varricchio 4 Kilkea Court Baltimore, Maryland 21236

> RE: PETITION FOR ZONING VARIANCE NW/S of Kilkea Ct., 135' NE of the c/l of Ebenezer Rd. (4 Kilkea Ct.) 11th Election District Patrick Louis Varricchio, et ux - Petitioners Case No. 86-513-A

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ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

CO

June 25, 1986

Mr. Patrick Louis Varricchio 4 Kilkea Court Baltimore, Maryland 21236

> RE: Petition for Zoning Variance NW/S of Kilkea Court, 135' NE of the C/L of Ebenezer Road Case No. 86-513-A 11th Election District

Dear Mr. Varricchio:

I have this date passed my Order in the above captioned matter in

Very truly yours, JEAN M. H. JUNG / Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE 11th Election District Case No. 86-513-A LOCATION: Northwest side Kilkea Court, 135 feet Northeast of the Centertine of Ebenezer Road (4 Kilkea Court)
DATE AND TIME: Tuesday, Jun 17, 1986, at 10:00 p.m.
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was inserted in Times, a newspaper printed and published in Baltimore County, once in each ___ successive

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-513-A

Date of Posting 5/22/86 Posted for: Vaning 4 Petitioner: Patrick L. Parricchip, alar Location of property: NW/S NINO CT., 135' NE/Ebonez-Rd. H Nilkes Court Location of Signer Factory Kilker Ct, Deparent 15 For too dway on Importy Date of return: 5725/86

PETITION FOR ZONING VARIANCE

77 6

11th Election District Case No. 86-513-A

LOCATION: Northwest Side of Kilkea Court, 135 feet Northeast of the Centerline of Ebenezer Road (4 Kilkea Court)

DATE AND TIME: Tuesday, June 17, 1986, at 10:00 a.m.

Towson, Maryland

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

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Mr. Patrick L. Varricchio Mrs. Diane E. Varricchio 4 Kilkea Court

May 16, 1986

Baltimore, Maryland 21236

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NW/S of Kilkea Ct., 135' NE of the c/l of Ebenezer Rd. (4 Kilkea Ct.)

11th Election District Patrick Louis Varricchio, et ux - Petitioners
TIME: 10:00 a.m. Case No. 85-513-A

DATE: ___ Tuesday, June 17,1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 019922

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 4/16/80

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ing, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Agning Commissioner Date _____May. 28, 1986-----Norman L. Gerber, AICP, Director

FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1986.

Petitioner Patrick L. Varricchio, et uneceived by: James E. Dyer Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR. DIRECTOR

Patrick L. Varricchio, et ux NW/S Kilkea Court, 135 feet NE of c/l of Ebenezer Road

Districts APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two Fits of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect

3. All Use Groups except R-4 Single Family Detached Duellings require a minimum of 1 hour fire raying for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-O to en interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _______
County Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans mbxll show the correct elevations above sea level for the lot and the finish floor levels including basement.

G. Commenter Comply with Section R-210 of the one and two family code for separation between garage and dwelling.

K. These approviated comments weflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111

By: C. E. Burnham, Chief
Building Plans Review

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 29, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS Pureau of

Engineering

Department of Traffic Engineering

Zoning Administration

Industrial Development

Mr. & Mrs. Patrick L. Varricchio 4 Kilkea Court Baltimore, Maryland 21236

> RE: Item No. 390 - Case No. 86-513-A Petitioner - Patrick L. Varricchio, et ux Variance Petition

Dear Mr. & Mrs. Varricchio:

State Roads Commission Bureau of Fire Prevention Health Department Project Planning **Building Department** Board of Education

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Zoning Plans Advisory Committee

JED:bsc Fnclosures

103379 Plat showing property known as # 4 Kilkea Ct., Baltimore Co., Maryland. Also being known as Lot 2, Block A, as shown on a Plat entitled "Section 1, Silvergate Village", which Plat is recorded among the Land Records of Baltimore County in Plat Book 33 folio 25.

PLAT FOR ZONING VARIANCE OWNER! PATRICK L. VARRICCHIO DISTRICT : 11TH

DR 5.5

LOTZ 80° MAG (DIAMETER) COFFICE COPY Broa

11/4 miles E of BELAIRRS. AND EBBNEZER. BEL AIR RD

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DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 NORMAN E. GEADER DIRECTOR

Mr. Arnold Jublem Zaming Commissioner County Office Building Towson, Maryland 21204

cc: James Hoswell

MAY 21, 1986

Re: Zoning Advisory Meeting of APRIL 29, 1986

Itan : 390
Property Owner: PATRICK L. VARRICCHIO,

Dear Mr. Jablon:

WW/S KILKER CT. 135 NE OF

The Division of Current Planning and Development has reviewed the subject applicable.

There are no site planning factors requiring comment.

[A County Review Group Meeting is required.)A County Review Group meeting was neld and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfictory.
Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodolain is prohibited under the provisions of Section 22-93 of the Development

Regulations.

()Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

()The amended Development Plan was approved by the Planning Soard

)Landscaping: Must comply with dailinore County Landscape Manual.)The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

> Eucone A. Bober Chiff, Current Planning and Development



PAUL H. REINCKE CHIEF

Mr. Arnold Jablon **Regional Commissioner** Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Patrick L. Varricchio, et ux

NW/S Kilkea Ct., 135 ft. NE of centerline of Ebenezer Rd.

Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Item No.:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments, at this time

Fire Prevention Bureau Special Inspection Division